

AT A PUBLIC HEARING AND REGULAR MEETING OF THE HAMPTON PLANNING COMMISSION HELD IN THE COUNCIL CHAMBERS ROOM, 8TH FLOOR, CITY HALL, HAMPTON, VIRGINIA, ON FEBRUARY 9, 2004 AT 3:30 P.M.

PRESENT: Chairman Harold O. Johns; Vice-Chairman Timothy B. Smith; and Commissioners Ralph A. Heath, Perry T. Pilgrim, Katherine K. Glass, and Randy Gilliland

ABSENT: Commissioner George E. Wallace

ROLL CALL

A call of the roll noted Commissioner George E. Wallace as being absent.

ITEM I. MINUTES

There being no additions or corrections, a motion was made by Commissioner Randy Gilliland, and seconded by Commissioner Perry T. Pilgrim, to approve the minutes of the January 12, 2004 Planning Commission meeting. A roll call vote on the motion resulted as follows:

AYES:	Smith, Heath, Pilgrim, Glass, Gilliland, Johns
NAYS:	None
ABST:	None
ABSENT:	Wallace

ITEM III. STAFF REPORTS

A. Youth Planner Report

Ms. Alicia Tundidor, Youth Planner, stated because of inclement weather and schedules at school, it set the Youth Commission and Youth Planners behind. The Youth Focus Group, which is one of the subgroups on the Community Plan only met once this month. The meeting with the Urban Design Architects had to be rescheduled for mid February; however, they are continuing to move forward to accomplish one of their goals identified in Phase I. In their partnership with IT and the Coalition for Youth, the group has developed a job description and is in the process of hiring a young person from the community to work as a Webmaster. The newly hired young person will be tasked with updating a website with happenings in Hampton pertaining to young people. The applications have been circulating amongst the high schools and technology classes. They are due this Friday, and the interviews will be held Wednesday, February 18th. She will keep the Commission posted on the outcome. She stated the Teen Center Focus Group was fortunate enough to meet more regularly, and they have put together their second Teen Center Invitational meeting for adults and young people alike. She was happy to report that they now have thirty or more adults

on board with them now in efforts to lobby for the teen center. The group itself has restructured its goals to make the meetings more efficient. Instead of one group meeting regularly with adults, they have divided the tasks so that the adults have an agenda (i.e., filing for a non-profit status, identifying movers and shakers of the adult community to get on board with the youth, a youth agenda, such as promoting fundraising ideas and techniques, and to continue the invitational meetings.

Ms. Tundidor stated in addition to the many projects on their plate, Ms. Carlene Bermann, Youth Planner, has resigned. Although they currently have one youth planner serving in the Planning Department, applications are being circulated in hopes of finding a new, sharp, young person to fill the position. The applications are due on Friday, and the group will hold interviews on February 20th. The applicant they are looking for must be a current junior. She stated coming so late in the year will be difficult for both herself, as well as the new youth planner, but she is confident that they will overcome any hurdles. She thanked the Commission for their time and entertained questions.

B. Community Plan Update

Mr. Keith Cannady, Chief Planner, stated the Community Plan update will be presented under the Director's report.

ITEM IV. PRELIMINARY SUBDIVISIONS

Chairman Johns read the next agenda item.

A. THE RESERVE AT KINGS KOVE

The Reserve at Kings Kove is a 15.0± acre One-Family Residence (R-11) proposed subdivision located at the northeastern terminus of Kove Drive, containing up to 28 single family lots and 1 parcel to serve as an ingress/egress access easement for abutting property owners.

Mr. Tom Bradley, Platinum Homes, 2101 Parks Avenue, Suite 201, Virginia Beach, Virginia, stated they have worked with the adjacent property owners to vacate an existing easement, and the property owners will be given a new easement to serve as access for ingress/egress to the northwestern portion of the property. A pump station is being dedicated to get sewer on the property. They concluded with a 28 lot subdivision with a minimum size of 9,000 square feet. There will be no encroachment into the Chesapeake Bay Preservation areas, and all encroachment has been pulled out seaward of fifty feet and landward fifty feet. The average price range would be \$275,000 single-family homes which include four bedrooms with a minimum two-car garage, consistent with the homes in that area. He stated Platinum Homes has not developed in the City of Hampton as yet, but in other companies he has developed 550 apartment units, beginning with Signature Apartments in the early 90's, and Bridgewater Apartments in the mid-90's, and they are in the planning stages of a 300 unit apartment

complex called Monitale Wakeside in the same vicinity as Bridgewater Apartments. He has worked closely with Planning staff in the past, and he anticipates that this will continue.

In response to a question by Commissioner Pilgrim, Mr. Matt Newsom, City Planner, stated lot 17 has a flag lot, so the frontage is measured at the building setback.

After discussion, the Commission approved the following resolution:

WHEREAS: The Planning Commission has before it this day, The Reserve at Kings Kove preliminary subdivision, a proposed 15± acre residential development fronting on the northeast terminus (50') of Kove Drive, beginning 240± north of its intersection with Claymore Drive, with a maximum depth of 610'± and maximum width of 1,150'± with access from Kove Drive; and

WHEREAS: The property is zoned One-Family Residence District (R-11) which allows a minimum of 9,000 square foot lots, with a minimum 70 feet of frontage, and a minimum 1,700 square foot dwellings; and

WHEREAS: The subdivider, Platinum Homes, LLC, seeks conditional approval of up to twenty-eight single-family lots and one parcel (common area) to be used as an ingress/egress access easement, as shown on the preliminary subdivision plat of The Reserve at Kings Kove, dated January 22, 2004; and

WHEREAS: The subject subdivision plat is in conformance with the 2010 Comprehensive Plan which recommends low density residential development for the area where the proposed subdivision will be located; and

NOW, THEREFORE, on a motion by Commissioner Randy Gilliland, and seconded by Commissioner Ralph A. Heath;

BE IT RESOLVED that the Hampton Planning Commission recommends that The Reserve at Kings Kove preliminary subdivision plat be approved up to twenty-eight single-family residential lots and one parcel to be used for ingress/egress access easement as being in conformance with the 2010 Comprehensive Plan.

A roll call vote on the motion resulted as follows:

AYES:	Smith, Heath, Pilgrim, Glass, Gilliland, Johns
NAYS:	None
ABST:	None
ABSENT:	Wallace

B. **BIG BETHEL WOODS**

Big Bethel Woods is a proposed 3.34± acre One-Family Residence (R-11) subdivision located at the terminus of Big Bethel Place, containing up to 12 single-family lots.

Mr. Bob Sutherland, 4664 South Boulevard, Virginia Beach, a realtor representing the builder, stated he did not participate in the sale of the property, but he has been asked to sell the homes. It is his understanding that there will be twelve homes located in a culdesac which comes into Big Bethel Place, and no frontage will be on Thomas Nelson Drive. He believes the homes will be priced in the range of \$185,000 to \$215,000. He stated the builder is a joint venture partner in developing Baker's Farm on Semple Farm Road, which will be the same type of homes.

After discussion, the Commission approved the following resolution:

WHEREAS: The Planning Commission has before it this day, Big Bethel Woods preliminary subdivision, a proposed 3.34± acre residential development fronting on the east terminus (50') of Big Bethel Place, beginning 1,200± north of its intersection with Thomas Nelson Drive, with a maximum depth of 550'± and maximum width of 300'± with access from Big Bethel Road; and

WHEREAS: The property is zoned One-Family Residence District (R-11) which allows a minimum 9,000 square foot lots, with a minimum 70 feet frontage, and a minimum 1,700 square foot lot dwellings; and

WHEREAS: The developer, McQ Builders and Developers, Inc., seeks conditional approval of up to twelve single-family lots as shown on the preliminary subdivision plat of Big Bethel Woods, dated January 23, 2004; and

WHEREAS: The subject subdivision plat is in conformance with the 2010 Comprehensive Plan which recommends residential transition development for the area where the proposed subdivision will be located; and

NOW, THEREFORE, on a motion by Commissioner Randy Gilliland, and seconded by Commissioner Katherine K. Glass;

BE IT RESOLVED that the Hampton Planning Commission recommends that Big Bethel Woods preliminary subdivision plat be approved up to twelve single-family residential lots, as being in conformance with the 2010 Comprehensive Plan.

A roll call vote on the motion resulted as follows:

AYES: Smith, Heath, Pilgrim, Glass, Gilliland, Johns
NAYS: None
ABST: None
ABSENT: Wallace

V. PUBLIC HEARING

Chairman Johns read the next public hearing item advertised in the Daily Press on January 26 and February 2, 2004.

A. REZONING APPLICATION NO. 1183

Rezoning Application No. 1183 by Earl Parker to rezone 407 Beach Road from Neighborhood Commercial District (C-1) to One Family Residence District (R-11) for a single family residence. The property fronts 67'± on the west side of Beach Road beginning 120'± north of Routten Road and extends west for a depth of 148'±. The 2010 Comprehensive Plan recommends low density residential development for this area. C-1 allows retail sales and personal services. R-11 allows single-family dwellings at a density of 3.5-4.5 units per acre.

After discussion, the Commission approved the following resolution:

- WHEREAS: The Hampton Planning Commission has before it this day an application by Earl Parker to rezone property at 407 Beach Road from Neighborhood Commercial District (C-1) to One Family Residence District (R-11) for a single family house; and
- WHEREAS: Some properties in the 300-700 blocks of Beach Road were the subject of a comprehensive rezoning in 1991 to rezone them from C-1 to R-11, but the Parkers and some other owners preferred to retain their C-1 zoning; and
- WHEREAS: The Parkers' single family house at 407 Beach Road became a legal nonconforming use in the C-1 zone, which meant that it could not be rebuilt if it was destroyed; and
- WHEREAS: The Parkers' house at 407 Beach Road was destroyed in 2003 and the owners are requesting the property be rezoned to R-11 to permit construction of a replacement dwelling; and
- WHEREAS: The request is consistent with the recommendations of the Fox Hill Plan, an addendum to the 2010 Comprehensive Plan; and
- WHEREAS: No one spoke on this application at the public hearing.

NOW, THEREFORE: On a motion by Commissioner Randy Gilliland and seconded by Commissioner Katherine K. Glass,

BE IT RESOLVED that the Hampton Planning Commission does recommend approval of Rezoning Application No. 1183 to the Honorable City Council.

A roll call vote on the motion resulted as follows:

AYES:	Smith, Heath, Pilgrim, Glass, Gilliland, Johns
NAYS:	None
ABST:	None
ABSENT:	Wallace

B. CAPITAL IMPROVEMENTS PLAN 2005-2009

Capital Improvements Plan 2005-2009. The proposed five-year schedule includes additions and improvements to the City's capital assets. Project categories include Street and Infrastructure Maintenance, Building Maintenance, Community Enhancement, Education, Capital Equipment and Other Projects. Cost estimates for the projects proposed in the five-year plan total \$114,344,195. Funding sources include General Fund Contributions, Urban Maintenance Contribution, Economic Development Fund, General Obligation Bond Revenues, and Stormwater Fund Balance.

Ms. Sheila Guy, Budget Manager, presented a general overview of the CIP, what it does, how it was developed, and what it entails.

Ms. Jackie Stephan, Planning Analyst presented the analysis of how the expenditures in the proposed CIP relate to the five year plan and the funding trends, highlights of particular projects, and recommendations of the Comprehensive Plan, a copy of which is attached hereto and made a part hereof.

In response to a question by Commissioner Smith, Ms. Guy stated the School Board is requesting \$14 million, and \$2 million of those funds are to demolish the Sentara Building on Victoria Boulevard. She does not know the specific plans for the property, but she can do more research and get back with the Commission regarding the plans.

In response to a question by Commissioner Smith, Ms. Caroline Butler, Chief Planner, stated it is her understanding that there is a portion of the building that will remain, and it is not the intent for the entire structure to be demolished.

Ms. Chris Snead, Budget Director, concurred with Ms. Butler's remarks, and stated at this point, they are not certain as to how much of the building will be demolished. She stated they are in a community planning process with various individuals and citizens of the city to determine how to proceed in regards to school

construction. There have been discussions about building a new school, and this could be a possibility for the site. The money for the demolition could, in fact, demolish the whole facility, but until the planning process is completed, they do not know what the plans will be.

Commissioner Gilliland stated the CIP is a critical document, and there is a time period before it is finalized. He believes the budget has to be approved by May 15th. He stated as a Planning Commissioner and City Councilman, he does not have much influence as to how the CIP is put together. He stated as to the comments whether to add, delete or make recommendations that are in the CIP, he does not feel the Commission has had a lot of time to think through the plan, and how do they get to where they are (i.e. priorities, contingency).

Ms. Snead stated the process is done internally with staff, which consist of the Planning Director, City Engineer, Public Works Director, all Assistant City Managers, Parks and Recreation Director, Neighborhood Director, etc. What comes out of the process are the priorities, and this year were teams who put the CIP together. The recommendations are based on plans and citizens' comments during the planning process. What the Commission has before them are the priorities of what staff and the citizens believe should take precedence. The Commission will have an opportunity for their input also. She stated staff may need to tweak the Planning Commission process, which would be Mr. O'Neill's decision to do so, or maybe there should be another step where there is more involvement from the Commission.

Mr. Gilliland stated the funds for blight and demolition of property acquisition does not seem to be enough, and there should be more of a demand for it. He stated in addition, there are the Pembroke, King Street, and Kecoughtan Corridor Studies where money for consultants are spent, and thousands of volunteer effort and staff time, and he does not see funds for any of those items.

Ms. Snead concurred with Mr. Gilliland's comments, and stated these are the things that the committee wrestled with at the CIP meetings. One of the decisions from that process is they know the city has a certain amount of funds to borrow which is called a "maintenance level" of CIP. It is funded with approximately \$6 million in general fund money which takes care of road projects, building maintenance, etc. Every five years, the city goes to the bond market, but this year is different because there are a series of bond projects that were submitted to the Commission. In addition to the projects, at the Council retreat, were a pool of high priority projects that include those community plans which will take time to have sessions regarding how much the Commission and Council are willing to fund which is not a staff decision. The decision was made not to include those projects in the CIP, but the CIP can be amended once a direction is made from City Council.

In response to a question by Commissioner Gilliland, Ms. Snead stated those amendments do not come back to the Commission, but it does come back in the subsequent year, because it cannot all be done in one year. If it is the desire of the

Planning Commission to have Council bring the amendments back to them, she does not see a problem with it.

In response to a comment by Commissioner Gilliland regarding the liberalization of fiscal policies, Ms. Snead stated under the current policies that the city has, they are limited to the decisions they make.

In response to a comment by Commissioner Glass, Ms. Snead stated they are under a shorter timeframe than the year's past due to Hurricane Isabel.

Commissioner Glass stated this is her eighth CIP, and she has been in on discussions in terms of how much information the Commission receives in advance. She stated if the Commission can get the information electronically, it gives them time to absorb the information, and it also deliberates through all the difficult decisions and needs for funding. She appreciates the contingency list, and it is interesting to watch how projects move from the contingency list to the CIP budget, but in her eight years on the Commission, she was the happiest and most comfortable when they received information along the way. She suggested that the committee add a Planning Commission representative to the CIP Committee and have that person report back to their fellow Commissioners because they have work sessions before the Planning Commission meeting, and there are some down times when they can informally discuss some of the CIP issues.

Ms. Snead agreed with Commissioner Glass, and stated she will take her up on her suggestion.

Commissioner Pilgrim stated in regards to community enhancement and \$1.4 million for Salt Ponds Beach Nourishment for additions, there should be an addition for signage that states that the public can park on North First Street, because as it stands now, it is a public beach with public money to protect the Salt Ponds, but it is restrictive in regards to parking. He stated in the summer you have to park near Buckroe Avenue and walk a mile to use the public beach, and that is not a public beach.

Mr. Dan Kelleher, Executive Director of Coliseum Central Business District, 2021 Cunningham Drive, Suite 101, stated he has a list of capital projects that are situated within Coliseum Central. The list is a result of several sources of information collected. Some are projects identified by city staff, or current projects identified by constituent business members that are located in Coliseum Central, and other sources who are located within the boundaries of the Coliseum Central Business District. He stated because of the nature of the process, he is not in a position to ask the Commission to fund any specific items on the list. His intention is to expose the list to the Commission in order for them to have the opportunity to know that these are a list of projects that are of interest to them. There may be one or two items that may be worthy to the Commission, or may be of lower priority, but he wanted to the Commission to review some of the issues of concern that are worthy of consideration.

In response to a question by Commissioner Glass, Mr. Kelleher stated there are over twenty items on the list, and nineteen of the items were submitted in the Fall to Mr. Fred Whitley. He knows staff has access to them, but if the items cannot be funded for this year, maybe they can be considered for next year.

Mr. Keeler Abbitt, owner of Best Western located at 2000 Mercury Boulevard, commented on the improvements at that intersection. He has had the Council members to come and observe the area, and there are witnesses to at least three accidents per day. He is in favor of the expansion of new hotels in the area, but there is a need to take care of the hotels that are already exist. He stated it is very difficult to explain to people coming southbound how to cross Mercury Boulevard from West Queen Street or driving up Mercury Boulevard. He hopes that when the budget is reviewed, a stop light will be mandated. Another one hundred and fifty units will be constructed on Build America which will add 1,000 cars a day at that intersection which is very dangerous. He asked the Commission to consider a stop light at that intersection.

In response to Mr. Abbitt's comments, Commissioner Gilliland stated he has had conversations with Mr. Abbitt, and it is a dangerous intersection. It is one of the few intersections that he dreads driving in and out of because it is dangerous. He stated this may be one of the projects that needs consideration to be moved up due to the traffic congestion. He stated it's not the construction that is going on near the interstate, but the design and layout of entrances to the Power Plant, and the Best Western Hotel, etc., which is dangerous.

In response to a question by Chairman Johns, Mr. Abbitt stated Traffic Engineering has been to the area to do a study on where the stoplight would be located. They are looking at some type of delay light, which could tremendously help the situation, but it is too technical for him to describe or assess.

After discussion the Commission approved the following resolution:

WHEREAS: The Planning Commission has before it this day the Proposed FY2005-2009 Capital Improvement Plan (CIP); and,

WHEREAS: Section 15.2-2239 of the Code of Virginia requires the Planning Commission to forward a CIP to the governing body after conducting a public hearing; and,

WHEREAS: Commissioners expressed they did not have as much information prior to receiving their staff report as they would like; and,

WHEREAS: A Commissioner expressed concern that public funds are being used for beach nourishment at the Salt Ponds when the beach is not easily accessible to the public due to lack of parking; and,

WHEREAS: Two local business representatives called attention to the projects on the proposed CIP and Contingency List that are within the Coliseum Central Business District and the importance of these projects to the continued economic success of Hampton; and,

WHEREAS: Staff was questioned about the funding of school construction. Ms. Snead advised that a School Community Group has been meeting and they will be making school construction/renovation recommendations shortly. Those recommendations will then be considered in the FY05 budget process; and,

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WHEREAS: Staff was questioned why some community priorities were not funded in the proposed CIP. Ms. Snead responded that the CIP committee stayed within the fiscal parameters that are currently established. She advised that during budget deliberations the City Council has the authority to adjust current fiscal policies which may enable additional projects to be funded; and,

WHEREAS: The Commissioners would like staff and City Council to strongly consider more funding for blighted property acquisition/demolition, and the Retail/Shopping Center Revitalization Program; and implementing recommendations of the Kecoughtan Road, King Street, and Pembroke Avenue Corridor studies; to fund traffic controls at the intersections of Mercury Boulevard with Build America Drive and Power Plant Drive; and add public parking signs on North First Street as high priorities.

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NOW, THEREFORE, on a motion by Commissioner Randy Gilliland and seconded by Commissioner Katherine K. Glass,

BE IT RESOLVED that the Hampton Planning Commission respectfully recommends the Honorable City Council approve the proposed FY2005-2009 Capital Improvement Plan.

A roll call vote on the motion resulted as follows:

AYES: Smith, Pilgrim, Heath, Glass, Gilliland, and Johns
NAYS: None
ABST: None
ABSENT: Wallace

ITEM VI. DIRECTOR'S REPORT

Mr. Donald Whipple, Senior City Planner, presented the Commission with a schedule for the Urban Design Associates who will be in town next week, February 17 – 19th, at the Hampton Holiday Inn to meet and discuss updates for the Coliseum Central Master Plan. There is an opportunity for the Commission and the public to get involved

in the process. Two public meetings will be held on Tuesday, February 17th from 7:00 – 9:00 p.m., geared specifically for the neighborhoods and youth. Thursday, February 19th, from 7:00 – 9:00 p.m., will be a wrap-up meeting of comments gathered from the meeting and the first draft of the Master Plan will be presented at that time.

Community Plan Update

Mr. Keith Cannady, Chief Planner, stated the first draft of the Land Use and Community Plan is 65% complete. He welcomed input, comments, and suggestions for improvement. The Commission will be asked to hold public hearing when they get to that point in the process, and to recommend the draft for adoption to City Council. He briefed the Commission on purpose, role of the Commission, the Community Plan and its process and the strategic investment areas. He introduced Ms. Ruiz to brief the Commission on how the recommendation was developed.

Ms. Irayda Ruiz, City Planner, briefed the Commission on the steps involved in the Community Plan process, reviews and updates of the districts and residential areas, identifying opportunities, threats of land use, compatible uses for undeveloped land, field visits, and the next steps in the process.

Mr. Cannady stated Mr. Whipple, Ms. Ruiz, and himself are teaming up on the Community Plan process, which they will be working on for the next three or four months, and share the outcome with the Commission and receive their input as well. They are working closely with the experts on land use within the Planning Department and meeting with team coordinators. They are also working with key city department heads, depending on the issue (i.e., Land Development Services, Neighborhood Office, Public Works, Codes and Compliance, Housing Authority and Planning). He stated they are projecting a 75% - 90% draft in the late May or April. He will get back to the Commission with a workshop schedule.

ITEM VII. MATTERS BY THE COMMISSION

Commissioner Pilgrim stated he attended the Redevelopment Advisory Committee last week and the committee will be educating him on the Housing and Redevelopment Authority.

Commissioner Gilliland mentioned the article in the Daily Press on the Downtown Hampton Redevelopment Plan. He thanked staff for their role in the plan.

Chairman Johns stated the Daily Press gave supportive statements of the plan and he was elated to sit at his breakfast table, reading the paper and to see the excellent presentation.

ITEM VIII. ADJOURNMENT

There being no additional items to come before the Commission, the meeting adjourned at 4:56 p.m.

Respectfully submitted,

Caroline Butler, Chief Planner
Acting for Secretary to Commission

APPROVED BY:

Harold O. Johns
Chairman